

ANALYSIS AND FINDINGS FOR SHARED PARKING APPROVAL

Discussion

The following section evaluates the decision criteria for a Shared Parking Agreement application. Following each approval criterion, findings are made, based primarily on the written narrative and plans submitted by the applicant, establishing that the criterion is met.

Major Issues

No major issues were identified.

Section 40.55.05. Parking Determination Applications; Purpose

The purpose of a Parking Determination is to establish required number of parking spaces for uses which do not have a parking ratio requirement listed in this Code. The Parking Determination application is established for determining the required number of off street parking spaces in advance of, or concurrent with, applying for approval of an application, development, permit, or other action. This Section is carried out by the approval criteria listed herein.

Director Decision Standards for Approval:

Section 40.55.15.2.C of the Development Code provides standards to govern the decision making authority to evaluate and render a decision on the Shared Paring Agreement application. The Facilities Review Committee has reviewed the Facilities Review criteria of Section 40.03, and found that there are conditions of approval applicable to the Shared Paring Agreement request. The decision making authority will determine whether the application as presented, meets the Shared Paring Agreement approval criteria. The decision making authority may choose to adopt, not adopt or modify the Committee's findings and recommended Conditions of Approval. In this report, staff evaluates the application in accordance with the criteria for a Shared Paring Agreement.

Section 40.55.15.2.C Approval Criteria

In order to approve a Shared Parking application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Shared Parking application.*

Facts and Findings:

The intent of this criterion is to ensure the proposed home occupation meets the thresholds listed in Section 40.55.15.2.A.1 of the Development Code.

The applicant states that the proposed shared parking agreement meets all the requirements of the shared parking agreement application thresholds. The applicant proposes to use the required off street (visitor) parking from the Meridian Village II development. The applicant proposes to operate a home occupation in the residential unit and is required to provide off-street parking for clients using the business. The applicant has signed a shared parking agreement with the Meridian Village II Home Owner's Association to allow the use of one parking space for the home occupation. The home occupation proposed is a nail studio located in the northwest corner of the first floor of the dwelling unit. There will be no more than 8 daily customers on the premises and no more than two (2) clients at the location at the same time.

Therefore, staff find that by both the applicant (resident) and the Home Owner's Association agreeing to share one vehicle space the criterion is met.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

Facts and Findings:

The applicant paid the required associated fees of \$262.00 with check number 1588, for a Shared Parking application on September 27, 2004. The City has issued receipt number 20046399 verifying payment has been made

Therefore, staff find that the criterion is met.

3. ***The location of the shared off street parking is on an abutting property and is within 200 feet of the subject use in which the shared parking is intended to serve, except in Multiple Use zoning districts where the location may be at any distance.***

Facts and Findings:

The applicant has entered into a parking agreement with Meridian Village Home Owner's Association. The parking stall is located directly north of the applicant's Home Occupation. Since the Home Occupation and parking stall are both located within a Multiple Use Zone (SC-HDR) the parking stall may be at any distance. The applicant has entered an agreement with the Home Owner's Association for a stall within 200 feet of the Home Occupation, thus meeting the requirement of the approval criterion.

Therefore, staff finds that the proposal meets the criterion for approval

4. ***If multiple properties are involved, the owners of each of the properties has agreed to the shared parking by entering into a shared parking agreement.***

Facts and Findings:

The applicant has submitted a Shared Parking Agreement signed by both the applicant and representatives of Meridian Village Home Owner's Association. The agreement stated that the home owner of Lot 47 (the applicant) has one parking space reserved for the purpose of the home occupation.

Therefore, staff finds that the proposal meets the criterion for approval.

5. ***The time of peak parking demand for the various uses located on the subject properties occur at different times of the day.***

Facts and Findings:

The applicant has demonstrated through the application that adequate parking will be available both to the home occupation and the Meridian Village Complex. The applicant states in the application that an appointment book will be used to help prevent multiple clients from arriving at times that may overlap creating an unnecessary demand on parking stalls.

Therefore, staff finds that the proposal meets the criterion for approval.

6. Adequate parking will be available at all times when the various uses are in operation.

Facts and Findings:

Adequate parking is available at all times when various operations are in use. As stated in the Facts and Findings for approval Criteria #5, the applicant has demonstrated through the application that adequate parking will be available both to the home occupation and the Meridian Village Complex.

Therefore, staff finds that the proposal meets the criterion for approval.

7. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

Facts and Findings:

The intent of this criterion is to ensure that all the necessary applications have been applied for, approved in the proper sequence, and reviewed by the Director or suitable Committee, Board, or Commission.

The applicant has filed an application in addition to the shared parking agreement for a home occupation. Staff has concluded that all the necessary applications and related documents required for these applications have been filed.

Staff find that no other applications need to be filed or approved in addition to the above referenced applications to the Director's decision for this Shared Parking Agreement application.

Therefore, staff finds that the proposal meets the criterion for approval.